

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Will Allen, Redevelopment Administrator (954) 797-2093

PREPARED BY: Will Allen

SUBJECT: Resolution

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: COMMERCIAL GRANT LOAN - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$100,000 TO DAVIE LANDMARK PROPERTIES, LLC (TOULA AMANNA), 4125 DAVIE ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: This resolution ratifies the Davie Community Redevelopment Agency's approval of a commercial grant for the renovation of the restaurant structure at 4125 Davie Road which was formerly a Lums Restaurant and which will now be the Flashback Diner and Coffeehouse. The commercial grant program was reviewed and approved by the CRA at the January 12, 2009 CRA meeting. This grant was adopted to encourage new buildings and renovation to buildings within the redevelopment area. The terms of the grant include that the CRA will pay 1/3 of the costs of a building renovation or new building in an amount not to exceed \$100,000. The cost estimates of contractors showed that the improvements to the existing building would exceed \$600,000 so the project would be eligible for the maximum grant of \$100,000. The CRA approved this grant at the June 1, 2009 meeting. The contractor selected for this work is RCC Associates, Inc. The grant is to be paid upon receipt of proof that a certificate of occupancy has been approved. This is the first commercial grant authorized by the CRA Board in what we hope will be a great incentive toward renovating or constructing new buildings in the redevelopment area.

CONCURRENCES: The Davie CRA approved this commercial grant on June 1, 2009.

FISCAL IMPACT: Yes

Has request been budgeted? Yes

If yes, expected cost: \$100,000

Account name and number: Special Projects 010-0405-515.05-02

RECOMMENDATION(S): Motion to approve resolution

Attachment(s): Resolution, Copy Of The Application For Commercial Grant, Minutes Of June 1, 2009 CRA Meeting

RESOLUTION NO. R-2009-

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$100,000 TO DAVIE LANDMARK PROPERTIES, LLC (TOULA AMANNA), 4125 DAVIE ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Davie Community Redevelopment Agency instituted a Commercial Grant Program on January 12, 2009; and

WHEREAS, the intent of the Commercial Grant Program is to provide an incentive to encourage improvements to commercial property with the redevelopment area; and

WHEREAS, the CRA wishes to assist in the renovation of the building at 4125 Davie Road, to be known as the Flashback Diner and Coffeehouse, owned by Davie Landmark Properties, LLC; and

WHEREAS, the estimated construction project provided an investment of over \$633,000 in the redevelopment area; and

WHEREAS, this project will increase the taxable value of property in the redevelopment area.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie ratifies the CRA's approval of Commercial Grant Assistance in the amount of \$100,000 to Davie Landmark Properties, LLC for its redevelopment project.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2009.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2009.

**Commercial/Residential Property Improvement Program (CRPIP)
Application**

Applicant's Name: DAVIE LANDMARK PROPERTIES, LLC

Applicant's Address: 4125 SW 64th AVENUE, DAVIE, FL 33314

Applicant's Phone Numbers: 954-610-4570 TOLLA AMANNIA

Are you the Property or Business Owner? BOTH

Name of Business/Property to be Renovated: SAME AS ABOVE

Address of Business/Property to be Renovated: " " "

Describe Planned Improvements: RENOVATION OF THE EXISTING
LUMS RESTAURANT AND CONVERSION TO A
24 HOUR DINER. COMPLETE EXTERIOR RENOVATION, PARTIAL
INTERIOR AND ADDITION OF OUTDOOR PATIO.

Grant Amount Request: \$ MAXIMUM

Interest Participation Amount Request: \$ MAXIMUM

Total Estimated Cost of Project: \$ 600,000+

I hereby submit the attached plans, specifications, and color samples, as described in the attachment provided with this application, for the proposed project and understand that these must be approved by the Town of Davie Community Redevelopment Agency (CRA). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approve by the CRA Board, funding will not be paid until the project is completed.

Panagiotou Amannia
Signature of Applicant

4-22-2009
Date

PANAGIOTA LAZAROU-AMANNIA
Print Name

*** Note: See the Attachment of documents required to be submitted with this application on the next page.

**NOTICE OF MEETING
DAVIE COMMUNITY REDEVELOPMENT AGENCY
JUNE 1, 2009 - 11:30 A.M.**

*****CRA MINUTES*****

**LOCATION: TOWN HALL COMMUNITY ROOM
MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT**

BOARD MEMBERS NAME	MEETINGS
	PRESENT/ABSENT
Mark Engel, Chair	80/04
Neal Kalis, Vice Chair	88/10
Julie Aitken	45/03
Sy Dorn	40/06
Joan Kovac	82/15
Tommy Gill	35/02
Terry Santini	52/16

3.2 Review And Approval For A Commercial Improvement Program Grant From Davie Landmark Properties, LLC For The Flashback Diner At 4125 Davie Road In The Amount Of \$100,000

Mr. Allen indicated an application has been received for the renovations to take place at the Flashback Diner, formerly Lums Restaurant, at 4125 Davie Road. The application from Davie Landmark Properties, LLC is for the maximum amount allowed per the Commercial Property Improvement Program of \$100,000. The application indicates the improvements are expected to cost approximately \$600,000. This is well within the limits of the 2/1 grant award limitation. The plans for the renovation were previously approved by the CRA Board on December 15, 2008 and were then approved by the Site Plan Committee. A few changes to the plans were suggested such as increasing lighting levels at one location and installing screening on the roof of the west elevation and those changes have been made in the revised plans. A copy of the grant application along with some of the plans was included in the agenda packet. Mr. Allen indicated that he was notified on Friday that Ms. Amanna has a new general contractor who is known for building Cheesecake Factories in less than 120 days and the contractor is RRC. Vice Chair Kalis made a motion to approve a Commercial Improvement Program Grant from Davie Landmark Properties, LLC for the Flashback Diner at 4125 Davie Road in the amount of \$100,000. The motion was seconded by Mrs. Kovac. In a voice vote, with Ms. Santini absent, all members voted in favor. (Motion passed 6-0)

Ms. Amanna thanked the CRA Board for their support and wondered if she was also approved for a Commercial Loan Subsidy. Mr. Allen indicated she was approved for a Commercial Improvement Program Grant but she had not applied for a Commercial Loan Subsidy Grant and that was a different program. Mr. Allen asked Ms. Amanna to contact Mrs. Ellett for an application and indicated the program would need to be approved before any work begins.